



Land & Minerals Department Tax Forfeited Property Report

About Report: Property information is collected from multiple databases and departments in St. Louis County. Data is updated regularly, but may not include pending or recently entered changes.

Government Services Center
320 West Second Street, Duluth, MN 55802
218-726-2606
www.stlouiscountymn.gov
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Contract #: C22140237

Tract #: 86

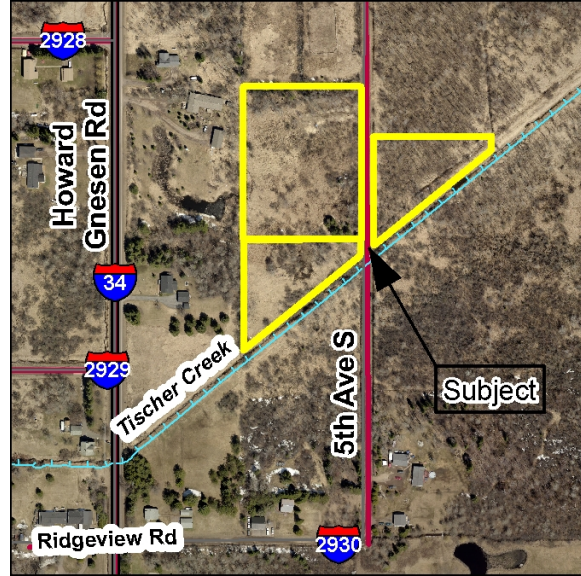
Parcel Code(s): 520-0130-01430,01540,01550

Physical Address or Location:

5th Ave. S., north of the ditch on both sides of the road

Legal Description (s):

LOT 533 AND LOT 544 AND LOTS 545 THRU 547, HOMECROFT
PARK TOWN OF RICE LAKE



Approximate Acres: 5.07999
992

Zoning: Residential

Comments:

This irregularly shaped parcel has about 440 feet of frontage on the west side of 5th Ave. S. and about 280 feet of frontage on the east side of 5th Ave. S. in the Homecroft neighborhood. The southern border is a drainage ditch, which flows southwest into Tischer Creek, which is a protected waterway and designated trout stream with a conservation easement affecting lots 533 & 544. The easement is 75 feet in width, lying northerly of the centerline of the stream, to permit development of fish habitat and public angling. Homecroft Elementary School (K-5) and Ridgeview Golf Club are nearby. These parcels are zoned Rural Res-2 (Residential), which requires a minimum lot width and frontage of 100 feet and 1 acre of total lot area to meet zoning standards. Check with the Town of Rice Lake for any pending or future assessments that may be reinstated. Recording fee \$106.00. T#5475, T#255846, T#255842, T#255840

Driving Directions:

From the intersection of Kenwood Ave. and Arrowhead Rd. in the Kenwood neighborhood of Duluth, travel north on CSAH #34 (Howard Gnesen Rd.) approximately 2 miles. Turn east (right) on Ridgeview Rd. and travel about 650 feet. Turn north (left) and the road becomes 5th Ave. S. Travel approximately 725 feet, to where a ditch crosses under the road. The subject is north of the ditch on both sides of 5th Ave. S., with the larger portion on the west (left) side of the road.

Land	\$11,900.00
Improvements	\$0.00
Assessments	\$0.00
Timber	\$100.00
Grand Total	\$12,000.00

Future Assessments	\$0.00
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Recorded Documents: (NOTE: This is not a complete list of recorded documents)